

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, December 11, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, December 6, 2024, at 4:43 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:04 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Archie	Present	Decter Wright	Present
Dutton	Present	Lakin	Present
Bellis	Present	Bush	Present
Gilbert	Present		
	Present:	9	
	Absent:	0	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Elizabeth Tankard, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on November 6, 2024. [CC 12/11/24] 24-1148-1
- b. Minutes of Regular Meeting held at 5:00 PM on November 6, 2024. [CC 12/11/24] 24-1148-2
- c. Minutes of Regular Meeting held at 4:00 PM on November 20, 2024. [CC 12/11/24] 24-1149-1
- d. Minutes of Regular Meeting held at 5:00 PM on November 20, 2024. [CC 12/11/24] 24-1149-2

Public Comments:
John Huffines – 1.b.

Councilor Decter Wright moved to approve 1.a – 1.d. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. No items this week.

3. PUBLIC HEARINGS

- a. No items this week.

4. MAYOR'S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

Mayor Nichols provided introductions to his staff, discussed the Housing Partnership Network, and showed his appreciation for grants awarded to the City of Tulsa.

Public Comments:
John Huffines – 4.a.

- b. Vote to consider possible approval or denial of Receipt of Official Certificates of Votes cast at the election held November 5, 2024, for Mayor and Council Districts 2, 7, and 9. Tulsa City Charter, Article VI, Section 5, provides that election returns be "canvassed" by Council, by acknowledging receipt of certificates, and directing the certificates to be filed with the City Clerk. [CC 12/11/24] 24-1144-1
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of a group of items including two (2) mastodon teeth and a sled runner, that were on long-term loan to the Tulsa Zoo and have not been located. The remainder of the items are unmodified rocks and minerals that were on long-term loan to the Tulsa Zoo and the Oxley Nature Center and will be deaccessioned and donated to each of the respected entities, first to the Gilcrease Education Collection, or if not needed, will be transferred to the Tulsa Geological Society. [CC 12/11/24] 24-1143-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the National Fire Academy in the amount of five hundred dollars (\$500.00) for Cody Banks to travel to Emmitsburg, MD on January 5-10, 2025, to attend the R0200 Leadership Strategies for Community Risk Reduction. [CC 12/11/24] 24-1141-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Westside River Rats, LLC of property located at 4008 W. Charles Page Blvd. S., Parcel 650, Home Gardens Second Addition, required for lot line adjustments at the Charles Page Warehouse. LLA 594. (CD-4) [CC 12/11/24] 24-1124-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Lindsay Development, LLC of property located at 13635 E. 41st St. S., Parcel 640, Unplatted, required for IDP 134626, for the Patterson Farms Project. (CD-6) [CC 12/11/24] 24-1145-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Lindsay Development, LLC of property located at 13635 E. 41st St. S., Parcel 641, Unplatted, required for IDP 134626, for the Patterson Farms Project. (CD-6) [CC 12/11/24] 24-1146-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Lindsay Development, LLC of property located at

13635 E. 41st St. S., Parcel 642, Unplatted, required for IDP 134626, for the Patterson Farms Project. (CD-6) [CC 12/11/24] 24-1147-1

Public Comments:
John Huffines – 4.c, 4.d.

Councilor Decter Wright moved to approve 4.b – 4.h. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for FoodHome Addition, consisting of One (1) Lot, One (1) Block located at the NW/c of E. Apache St. N. and N. New Haven Ave. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-1) [CC 12/11/24] 24-1150-1
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7793 from RS-3 to OL for property located east of the NE/c of E. 35th St. S. and S. Peoria Ave. requested by Stacy Park, LLC. (Property owner: Sharon Wann) (CD-9) (TMAPC voted 10-0-0 to recommend **APPROVAL** of OL zoning.) [UED 12/4/24; CC 12/11/24; CC 12/18/24] 24-1126-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7794 from RS-3 and OL to RS-4 for property located south and east of the intersection of E. 33rd St. N. and N. Norfolk Ave. requested by Select Design. (Property owner: Boomtown Development Company) (CD-1) (TMAPC voted 10-0-0 to recommend **APPROVAL** of RS-4 zoning.) [UED 12/4/24; CC 12/11/24; CC 12/18/24] 24-1127-2

Councilor Decter Wright moved to approve 5.a – 5.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Sanitary Sewer Easement, requested by Jack Taber, Tulsa

Engineering & Planning Associates, for property located at 2446 E. 6th St., for future development. (CD-4) **(Emergency Clause) (REQUESTING WAIVER OF CITY CHARTER, COUNCIL RULES & ORDER OF BUSINESS, AND REQUESTING APPROVAL AND ADOPTION ON FIRST READING)** [CC 12/11/24] 24-1140-1

Public Comments:
Noah Bleicher – 6.a.

Councilor Decter Wright moved to approve 6.a with waiver of City Charter, and Council Rules & Order of Business, requesting approval on First Reading with the Emergency Clause. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7792 from OM with an Optional Development Plan to RM-1 for property located north of the NE/c of E. 49th St. S. and S. 72nd E. Ave. requested by Vintage Housing, Inc. (Property owner: Life Senior Services, Inc.) (CD-5) (TMAPC voted 10-0-0 to recommend **APPROVAL** of RM-1 zoning.) [UED 11/20/24; CC 12/4/24; CC 12/11/24] 24-1078-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two hundred sixty thousand, five hundred six dollars and eighty-nine cents (\$260,506.89) recognized from unappropriated fund balance within the Golf Course Fund. (FY24 Golf Course Expense) [UED 11/20/24; CC 11/20/24; CC 12/4/24; 12/11/24] 24-1100-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of five million, four hundred sixty-three thousand, two hundred sixty dollars (\$5,463,260.00) between projects within the TMUA 2024B Sewer Revenue Bond SubFund. (Coal Creek Parallel Interceptor) [UED 12/4/24; CC 12/4/24; CC 12/11/24] 24-1121-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of ninety thousand, four hundred seven dollars (\$90,407.00) from grant revenues to be received from the District Attorney's Council within the Project Safe Neighborhoods SubFund. (2023 Project Safe Neighborhoods Grant) [UED 12/4/24; CC 12/4/24; CC 12/11/24] 24-1122-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 24, Chapter 1, Tulsa Revised Ordinances, Section 101, titled "Nuisances Affecting Health," declaring that dust or dirt in such quantities as to render the occupancy of property uncomfortable to a person of ordinary sensibilities shall be considered a nuisance affecting public health; providing for severability. **(Emergency Clause)** (Lakin) [UED 12/4/24; CC 12/4/24; CC 12/11/24] 24-1135-2

Public Comments:
John Huffines – 7.a, 7.d.

Councilor Decter Wright moved to approve 7.a – 7.e with the emergency clause on 7.e. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Decter Wright invited everyone to the Christmas Parade on December 14, 2024. Councilor Archie highlighted the Tulsa Dream Center Christmas Mall on December 16-20, 2024. Councilor Lakin thanked everyone involved for a great Legislative Forum.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.

Chair Lakin adjourned the meeting at 5:23 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council